

171.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

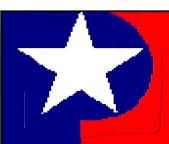
728,800 / 728,800

USE VALUE:

728,800 / 728,800

ASSESSED:

728,800 / 728,800


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
50		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON ERICK C
Owner 2:	SEXTON ANDREA
Owner 3:	

Street 1: 50 CLAREMONT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: HOEY CLIFTON G JR--ETAL -

Owner 2: HOEY MARGARET M -

Street 1: 50 CLAREMONT AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1920, having primarily Wood Shingle Exterior and 2055 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	8									388,499						388,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4500.000	336,300	4,000	388,500	728,800		113255
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

Total Card	0.103	336,300	4,000	388,500	728,800	Entered Lot Size
Total Parcel	0.103	336,300	4,000	388,500	728,800	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	354.65	/Parcel: 354.65	Land Unit Type:

Parcel ID	171.0-0002-0004.0	Date
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!13238!	Date	Time
	12/30/21	16:31:39
PRINT	Date	Time
LAST REV	Date	Time
	07/03/18	15:09:40
mmcmakin		

PAT ACCT.	13238
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ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOEY CLIFTON G	45850-393		8/12/2005		470,000	No	No		
	12226-21		6/16/1972		29,500	No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Measured	336	PATRIOT
12/9/2005	MLS	MM	Mary M
12/21/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign:	VERIFICATION OF VISIT NOT DATA
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